

## WARRANTY DEED

Grantor(s) name, address and phone:

Rita B. Christian  
6095 Fleur de Lis  
Olive Branch, MS 38654  
Home phone: (662) 890-0210  
Work phone: (662) 536-0900

Grantee(s) name, address and phone:

Rita B. Christian, Trustee of the Rita B. Christian  
Revocable Trust dated September 28, 2011  
6095 Fleur de Lis  
Olive Branch, MS 38654  
Home phone: (662) 890-0210  
Work phone: (662) 536-0900

Prepared by and after recording return to:

Edward T. Autry, Esq.  
Williams, McDaniel, Wolfe & Womack, P.C.  
5521 Murray Road, Memphis, TN 38119-3717  
(901) 767-8200

Mississippi Bar No. 10597

**This deed is prepared without benefit of title examination at the request of Grantor and Grantee.**

Indexing Instructions: Lot 20, Fleur-de-Lis Subdivision in Sec. 35, Twp. 1 S, Range 7 W, Desoto Co., MS

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rita B. Christian**, does hereby sell, convey, and warrant unto **Rita B. Christian, Trustee of the Rita B. Christian Revocable Trust dated September 28, 2011**, and said trustee's successors and assigns, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 20, Fleur-de-Lis Subdivision, in Section 35, Township 1 South, Range 7 West, as shown by plat of record in Plat Book 79, Page 4, Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Prior instrument reference: Book 613, Page 237, of the conveyance records of DeSoto County, Mississippi.

The warranty in this deed is subject to rights-of-way and easements for public roads and public utilities, subdivision, and zoning regulations in effect in the city of Olive Branch and DeSoto County, Mississippi, and further subject to all applicable building restrictions, building lines and all easements and restrictive covenants of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor(s) agree to pay to said Grantee(s) or their assigns any deficit on an actual proration.

Possession is to be given with delivery of this deed.

Claiborne A. Christian joins herein for the sole purpose of surrendering any and all right title and interest he may have in the within named property by virtue of his marriage to Rita B. Christian, and to acknowledge and approve the conveyance and not further or otherwise.

The Grantor states that the purpose of this deed is to transfer the entire right, title and interest of the Grantor in and to said real property to the **Rita B. Christian Revocable Trust dated September 28, 2011**. The trust is a revocable grantor trust established pursuant to the laws of the State of Mississippi. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Miss. Code Ann. § 91-9-101 through 91-9-119 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions

WITNESS our signatures in Memphis, Tennessee, dated this 28<sup>th</sup> day of September, 2011.

GRANTORS:

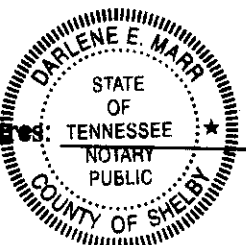
  
 Claiborne A. Christian

  
 Rita B. Christian

STATE OF TENNESSEE  
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Claiborne A. Christian and Rita B. Christian**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed and delivered the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand, at office, in Memphis, Shelby County, Tennessee on this 28<sup>th</sup> day of September, 2011.

My Commission Expires:    
MY COMMISSION EXPIRES:  
JULY 7, 2013

  
NOTARY PUBLIC

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